

DATE: May 7, 2024  
TIME: 1:51 PM

**AGENDA  
TOWN OF BELMONT ZONING BOARD OF APPEALS  
Monday, May 13, 2024 @ 7:00 P.M.**

The Belmont Zoning Board of Appeals will hold a public hearing on Monday, May 13, 2024 by a hybrid public hearing at the Art Gallery on the third floor of the Homer Building, 19 Moore Street, and by remote access through the Zoom app.

**FOR PARTICIPANTS:**

The meeting will start at 7:00 p.m. You can join the meeting at 6:55 p.m.

Topic: Zoning Board of Appeals  
Time: May 13, 2024 at 07:00 PM Eastern Time

Join Zoom Meeting  
<https://us02web.zoom.us/j/84219247876>

Meeting ID: 842 1924 7876

To join by telephone,  
Call: 1 (646) 558-8656  
When prompted, enter: 842 1924 7876 #  
When prompted, enter #  
To ask a question or raise your hand, enter \*9 on your phone.  
To mute or unmute. enter: \*6

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**To Ask A Question:**

If you wish to ask a question (related to the agenda or a case) here's what you do:

- By computer or smartphone – once logged in you will be able to raise your hand.
- By Telephone press \*9
- When the host is ready for you, you will be called on by the last digits of your phone number or name.

Questions should be as concise and clear as possible

**1. 7:00 PM CALL MEETING TO ORDER**

**2. PUBLIC HEARINGS**

- a) CASE 24-13 - One Special Permit  
46 Lewis Road (GR) – Wei Wang and Wei Jin

Applicant requests One Special Permit under section 1.5 of the By-Law to construct dormers at 46 Lewis Road located in a General Residence (GR) Zoning District. Section 4.2 of the Zoning By-Law Dimensional Regulations allow a maximum of 2-1/2 story structure. The existing structure is three and a half (3-1/2) stories. The lowest level of the dwelling is a basement (47% exposed foundation walls) and is considered a story. The proposed addition is a third level addition.

File Date: April 1, 2024

b) CASE 24-14 - Five Special Permits  
78 School Street (SRC) – Amy DeDeo

Applicant requests Five Special Permits under section 1.5 of the By-Law to demolish existing and reconstruct a larger detached garage at 78 School Street, located in a Single Residence C Zoning District. Section 4.2 of the Zoning By-Law Dimensional Regulations, for accessory structures require 5.0' side setback, 5.0' rear setback, allows a maximum lot coverage of 25% and requires a minimum open space of 50%. Special Permits: **1.-** The existing side setback on the north side is 4.3' and the proposed is 2.7'. **2.-** The existing and proposed side setback on the south side is 1.4'. **3.-** The existing and proposed rear setback is 1.4'. **4.-** The existing lot coverage is 31% and the proposed is 33.7%. **5.-** The existing open space is 43.7% and the proposed is 43.4%.

File Date: April 1, 2024

c) CASE 24-15 - One Special Permit  
22 Glendale Street (SRC) - Emily Peterson

Applicant requests One Special Permit under section 1.5 of the By-Law to construct a dormer at 22 Glendale Street, located in a Single Residence C Zoning District. Section 4.2 of the Zoning By-Law Dimensional Regulations requires a minimum rear setback of 25.0'. Special Permit: **1.-** The existing rear setback is 10.6' and the proposed is 16.9'.

File Date: April 1, 2024

d) CASE 24-16 – One Special Permit  
53 Louise Road (SRC) - Jonathan and Adriana Poole

Applicant requests One Special Permit under section 1.5 of the By-Law to construct an addition at 53 Louise Road, located in a Single Residence C Zoning District. Section 4.2 of the Zoning By-Law Dimensional Regulations requires a minimum rear setback of 25.0'. Special Permit: **1.-** The existing rear setback is 22.9' and the proposed is 20.2'.

File Date: April 1, 2024

3. Review and approve April 1, 2024 meeting minutes.

4. Adjourn

The Zoning Board of Appeal's next meeting will be held on Monday, June 10, 2024.